

149.0

0006

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

735,200 / 735,200

USE VALUE:

735,200 / 735,200

ASSESSED:

735,200 / 735,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
321		GRAY ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CHU MIAO HUA	
Owner 2:	
Owner 3:	

Street 1: 321 GRAY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: KWONG PHILIP K -

Owner 2: CHU MIAO HUA -

Street 1: 321 GRAY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,465 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4465		Sq. Ft.	Site		0	80.	1.24	9									443,160						443,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4465.000	292,000		443,200	735,200			
Total Card		0.103	292,000		443,200	735,200	Entered Lot Size		
Total Parcel		0.103	292,000		443,200	735,200	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	478.65	/Parcel: 478.6	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,000	0	4,465.	443,200	735,400	735,400	Year End Roll	12/18/2019
2019	101	FV	232,000	0	4,465.	415,500	647,500	647,500	Year End Roll	1/3/2019
2018	101	FV	232,000	0	4,465.	343,400	575,400	575,400	Year End Roll	12/20/2017
2017	101	FV	232,000	0	4,465.	315,800	547,800	547,800	Year End Roll	1/3/2017
2016	101	FV	232,000	0	4,465.	288,100	520,100	520,100	Year End	1/4/2016
2015	101	FV	226,400	0	4,465.	282,500	508,900	508,900	Year End Roll	12/11/2014
2014	101	FV	226,400	0	4,465.	262,600	489,000	489,000	Year End Roll	12/16/2013
2013	101	FV	226,400	0	4,465.	249,800	476,200	476,200		12/13/2012

Parcel ID 149.0-0006-0009.0

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**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KWONG PHILIP K,	71246-123		6/29/2018	Convenience		1	No	No	
BUUCK EILEEN R,	54454-315		3/26/2010	Estate/Div	442,500	No	No		
	8076-265		1/1/1901	Family		No	No	N	

**PAT ACCT.**

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**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2017	1637	Redo Bat	19,000	C				
10/30/2017	1433	Redo Bat	12,150	C				
3/17/2017	281	Redo Bas	25,500	C				
5/25/2010	479	Redo Kit	6,650					
4/2/2010	248	Re-Roof	5,600					
10/29/2009	1074	Manual	41,862					

**ACTIVITY INFORMATION**

EK

Date	Result	By	Name
11/6/2008	Meas/Inspect	355	PATRIOT
12/28/1999	Inspected	276	PATRIOT
11/24/1999	Measured	263	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=BMT SINK.				5	32	10	OFP BMT (70)			
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					9	UAT SFL FFL BMT (788)	10	BMT (20)			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:					24		7				
<b>GENERAL INFORMATION</b>				OthrFix:	Rating:	<b>OTHER FEATURES</b>				1st Res Grid	Desc: Line 1	# Units: 1						
Grade: C - Average	Year Blt: 1927	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O									
Jurisdct: G12	Fact: .	Const Mod:	Lump Sum Adj:	FrpI: 1	Rating: Average	Other		Upper										
<b>INTERIOR INFORMATION</b>				WSFlue:	Rating:	Lvl 2		Lvl 1										
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	% Own:	Name:	Lower		Totals	RMs: 7	BRs: 4	Baths: 1	HB: 1						
<b>DEPRECIATION</b>				Phys Cond: AG - Avg-Good	26. %	<b>REMODELING</b>	<b>RES BREAKDOWN</b>	No Unit	RMS	BRS	FL							
Functional:		Exterior:		1	7	4												
Economic:		Interior:																
Special:		Additions:																
Override:		Kitchen:																
Total: 26.4 %		Baths:																
<b>CALC SUMMARY</b>				Plumbing:														
<b>COMPARABLE SALES</b>				Electric:														
Basic \$ / SQ: 125.00	Size Adj.: 1.33359373	Adj \$ / SQ: 162.961	Other Features: 82000	Heating:														
Const Adj.: 0.97757620	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	General:														
Adj Total: 396805	LUC Factor: 1.00	Depreciation: 104756	WtAv\$/SQ:	AvRate:	Ind.Val													
Solar HW: NO	Central Vac: NO	% Com Wall:	Juris. Factor: 1.00	Before Depr: 162.96														
% Sprinkled:	Depreciated Total: 292048		Special Features: 0	Val/Su Net: 99.66														
			Final Total: 292000	Val/Su SzAd: 190.10														
<b>MOBILE HOME</b>				Serial #:	Year:	Color:		<b>PARCEL ID</b> 149.0-0006-0009.0				<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				